

- LEGEND**
- MHH DENOTES HYDRO MANHOLE
 - MHS DENOTES SEWER MANHOLE
 - MHT DENOTES TELEPHONE MANHOLE
 - MHR DENOTES TRAFFIC MANHOLE
 - MHW DENOTES WATER MANHOLE
 - IB CB DENOTES CATCH BASIN
 - IBB DB DENOTES DOUBLE CATCH BASIN
 - LSc DENOTES LIGHT STANDARD CONCRETE
 - LSs DENOTES LIGHT STANDARD STEEL
 - LSw DENOTES LIGHT STANDARD WOOD
 - UPs DENOTES UTILITY POLE CONCRETE
 - UPst DENOTES UTILITY POLE STEEL
 - UPw DENOTES UTILITY POLE WOOD
 - GP DENOTES GUY POLE
 - GW DENOTES GUY WIRE
 - o Bw DENOTES BOLLARD
 - PM DENOTES PARKING METER
 - 70c DENOTES TOP OF CURB
 - 80c DENOTES BOTTOM OF CURB
 - PH DENOTES FIRE HYDRANT
 - WM DENOTES WATER METER
 - WVS DENOTES WATER VALVE (Service)
 - WVW DENOTES WATER VALVE (Main)
 - GW DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - HM DENOTES HYDRO METER
 - PedT DENOTES TELEPHONE PEDESTAL
 - PedS DENOTES CABLE TV PEDESTAL
 - TRs DENOTES TRAFFIC SIGN
 - TRsg DENOTES TRAFFIC SIGNAL
 - TRsb DENOTES TRAFFIC SIGNAL BOX
 - TH DENOTES TESTHOLE
 - BM DENOTES BENCH MARK
 - HCP DENOTES HORIZONTAL CONTROL POINT
 - VCP DENOTES VERTICAL CONTROL POINT
 - SHR DENOTES SHRUB
 - SC DENOTES SEWER CLEANOUT
 - IN DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

- C DENOTES OVERHEAD CABLE TV LINE
- G DENOTES GAS LINE
- H DENOTES OVERHEAD HYDRO LINE
- CS DENOTES COMBINED SEWER
- SA DENOTES SANITARY SEWER
- ST DENOTES STORM SEWER
- T DENOTES OVERHEAD TELEPHONE LINE
- W DENOTES WATER LINE

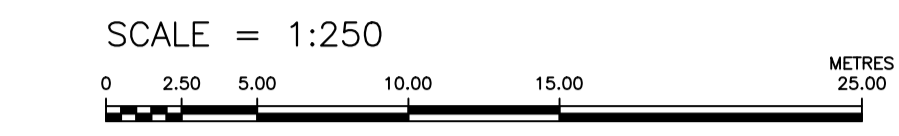
UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = UC HYDRO = uH TELEPHONE = uT)

"METRIC"
Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

- LEGEND AND NOTES**
- BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999910.
- ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 529/91.
- DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - WT DENOTES WITNESS
 - M DENOTES MEASURED SET
 - S DENOTES PERPENDICULAR
 - L DENOTES DEED
 - D DENOTES ORIGIN UNKNOWN
 - CU DENOTES OBSERVED REFERENCE POINT
 - ORP DENOTES REGISTERED PLAN 1431
 - (P) DENOTES PLAN OF SURVEY BY (1744), DATED: JAN 5, 2017, PLAN FILE: B-6574
 - (P1) DENOTES PLAN OF SURVEY BY (1744), DATED: MARCH 23, 1998, PLAN FILE: B-3016
 - (P2) DENOTES J.D. BARNES LIMITED
 - (JOB) DENOTES VERHAEGEN LAND SURVEYORS
 - (1744) DENOTES

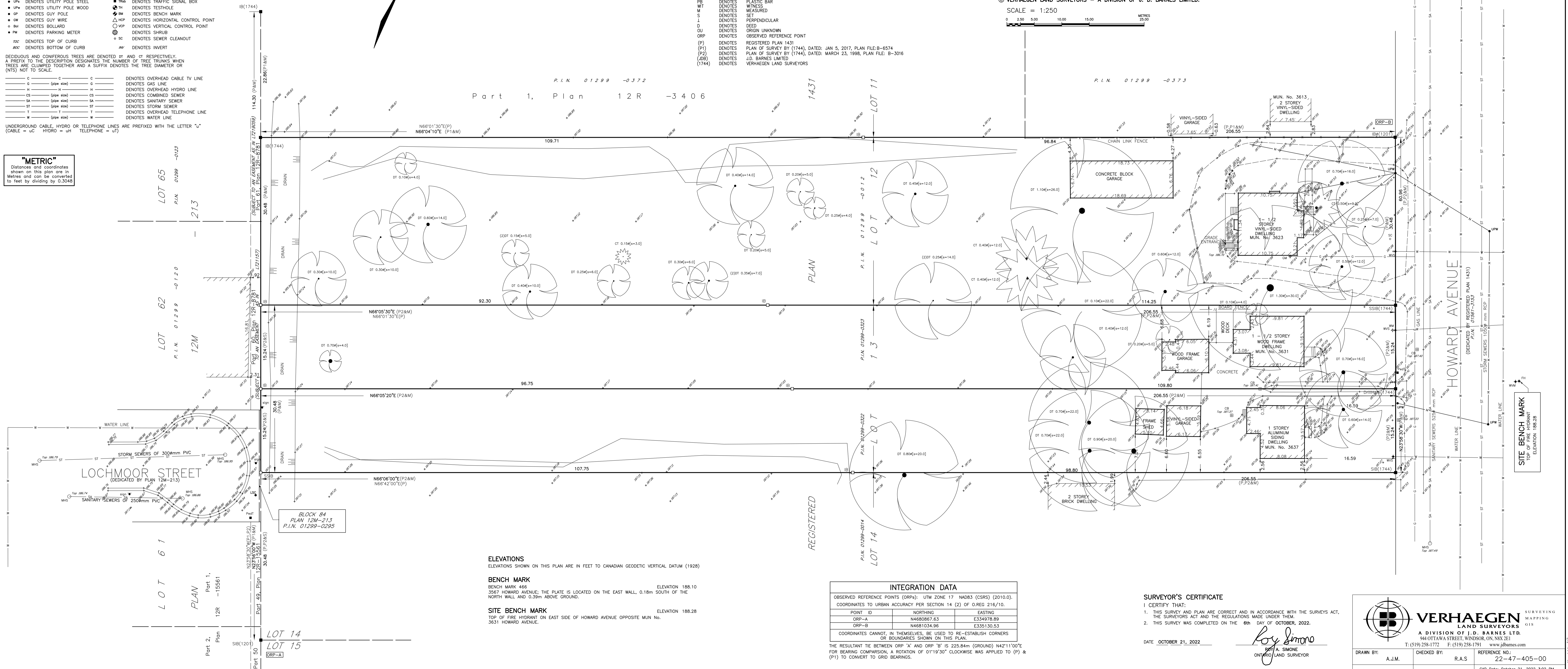
TOPOGRAPHIC SURVEY
OF
LOTS 12 & 13,
REGISTERED PLAN 1431
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2197036

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1226, Section 29 (1)



P.L.N. 01299 -0372
Part 1, Plan 12R -3406

P.L.N. 01299 -0373

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK
BENCH MARK 466 ELEVATION 188.10
3567 HOWARD AVENUE, THE PLATE IS LOCATED ON THE EAST WALL, 0.18m SOUTH OF THE NORTH WALL AND 0.39m ABOVE GROUND.

SITE BENCH MARK ELEVATION 188.28
TOP OF FIRE HYDRANT ON EAST SIDE OF HOWARD AVENUE OPPOSITE MUN. NO. 3631 HOWARD AVENUE.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
ORP-A	N4680867.63	E334978.89
ORP-B	N4681034.96	E335130.53

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 6th DAY OF OCTOBER, 2022.

DATE: OCTOBER 21, 2022

Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

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DRAWN BY: A.J.M. CHECKED BY: R.A.S. REFERENCE NO.: 22-47-405-00

FILE: 22-47-405-00.dwg E-1431-12 CAD Date: October 21, 2022 3:02 PM File: 22-47-405-00.dwg

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 188.28